Karen Johnson Davidson County
Batch# 701608 DEEDWARR
08/20/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210820-0112827

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-2014TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of August, 2021.

Notary Public
Commission Expiration: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Musictown Home, LLC, a Delaware Limited Liability Company 8403 Colesville Road Silver Spring, MD 20910	SAME AS NEW OWNER	092-06-0-373.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Thomas Jones, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Musictown Home, LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 715 28th Avenue N. Nashville, TN 37208, County of Davidson

Land in Davidson County Being Lot No. 13, in the L. C. Thuss Subdivision of the Barrows Land of record in Book 547, Page 102, of the Register's Office of Davidson County, State of Tennessee.

Being the same property previously conveyed to Frank White and wife, Katie White by Warranty Deed from I. H. Gibson and wife, Mary B. Gibson, dated 09/06/1940 and recorded 01/21/1941 in Book 1174, Page 86, Register's Office for Davidson County, Tennessee. The said Frank White having since died, vesting said property in Katie White. The said Katie White having since died vesting said property in Frank L. Jones by Last Will & Testament of record in Will Book 120, Page 256, Probate Court Clerk's Office. The said Frank L. Jones is also known as Frank L. Jones, Sr.

Being the same property previously conveyed to Thomas Jones by Quitclaim Deed from Frank L. Jones, dated 02/05/1988 and recorded 02/16/1988 in Book 7469, Page 955, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank L. Jones, as to a life estate, by Quitclaim Deed from Thomas Jones, dated 05/13/1988 and recorded 05/16/1988 in Book 7545, Page 281, Register's Office for Davidson County, Tennessee. The said Frank L. Jones is deceased as of 02/05/2018, terminating his life estate and leaving Thomas Jones as the sole owner of the subject property.

Tax Map and Parcel ID: 092-06-0-373.00

The subject property is not the principal residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 715 28th Avenue N., Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of August, 2021.

Thomas Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2021, before me personally appeared **Thomas Jones**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of August, 2021.

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Notary Public

Commission Expiration: 5/20/2025

LTE File No.: 21-2014TN

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/20/2021

Kimberly D Hicks
Affiant
Date: 8/20/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of August, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON